

## \$20,000,000 INVESTED IN NEW BUILDINGS HERE DURING 1920

### Amount Exceeds All Previous Yearly Totals; Progress in Relieving Housing Shortage.

More than \$20,000,000 was invested by private interests in new buildings in Washington during the past year, according to a summary based on a survey of records in the office of the building inspector and of statements of builders. The amount of money expended for construction work exceeded previous yearly totals by a large amount, due to the increased cost of construction.

Real estate men negotiated a total of 16,500 property transactions, the records of the recorder of deeds show. The greatest number of deeds recorded in one month was in March, when 1,533 transfers were made. The actual number of buildings erected during the year fell short of the number constructed in 1919, in spite of the fact that more money was expended for construction work. From January to December, 1919, 503 frame houses and 1,353 fireproof buildings were erected. In the same period of 1920 only 356 frame houses were built and 1,154 fireproof structures were constructed.

**Material Prices Drop.** A review of the building situation discloses that considerable progress was made in relieving the housing shortage in the District of Columbia, builders concentrating their attention on dwelling construction. Other classes of construction work are beginning to share the progress made in residence building, and experts freely predict resumption along normal lines of construction activity with the advent of the new year and seasonable weather.

Prices of building material have dropped to an appreciable degree from the levels attained several months ago, during the crisis in the manufacturing industry. Labor difficulties have in the main been smoothed over, and few complaints are being heard concerning a shortage of workmen.

The appointment of two commissions affecting real estate marked the period just passed. The rent commission, created to regulate rents in the District of Columbia, and the zoning commission, appointed by the District Commissioners under new legislation to regulate the use, height and area of proposed buildings here, furnished local real estate men with much food for thought.

The District rent commission was named by the President in January of 1920 in accordance with provisions of the Rent Control Act. The original members were Capt. James F. Oyster, chairman; A. Lettich Sinclair and Guy Mason. The commission handed down its first decision on January 21, 1920, when it denied O. L. Newman possession of property he owned and which was occupied by J. P. Thompson.

**Commission Center of Storm.** With the expiration of the Salisbury law in March and the growing opposition on the part of landlords to its successor, the Ball act, the rent commission began to be the center of agitation in Washington.

Eventually the question of the constitutionality of the

Ball act was carried to the local courts by the attorneys in the Hirsch Block possession dispute, resulting in the act being declared "totally void" by a majority decision of the District Court of Appeals. The decision was appealed and is now awaiting the decision of the highest tribunal in the land. Meantime, landlord and tenant disputes are being settled in the Municipal Court.

The zoning commission was named May 18. Discussion of the zoning project did not begin in full, however, until after the issuance by the commission of a set of tentative zoning regulations.

The proposed regulations precipitated lively discussion in the various real estate, business and civic organizations and following a number of public hearings the original plans were revised in accordance with accredited suggestions. The final regulations fixed a height limit on buildings of 110 feet and laid out designated sections of the city for residential and for business purposes.

During the year some of the largest real estate transactions in the history of Washington from the standpoint of property valuation were made. Among the biggest deals recorded were:

The sale of Wardman Courts, at 14th and Clifton streets northwest, to Riker Realty Company for a consideration of about \$2,000,000.

The sale of the Riggs building, later renamed the Albee building, at the corner of 15th and G streets northwest, in which is located Keith's Theater, to the Claremont Theater Corporation, controlling the Keith interests, for a consideration reported as approximating \$2,000,000.

**Northbrook Courts Sold.**

The sale of Northbrook Courts, at 16th and Newton streets northwest, by Harry Wardman to E. O. Wagenhorst for a consideration of \$725,000.

The sale of the recently completed Ambassador apartment hotel, at the corner of 16th and S streets northwest, to the H. R. Howenstein Company for a large consideration.

The sale of the Hotel Gordon, at 16th and I streets, to J. D. Sands, for a consideration of \$185,000.

Introduction of the co-operative ownership plan for apartments resulted in the transfer of a number of the prominent apartment buildings from private holders to corporations or owners.

Some of the first apartments to be thus transferred were the Avondale, 1734 P street northwest; the Toronto Dupont circle northwest; the Stafford, 1781 Lanier place northwest; the Hoyt, 1230 Belmont street northwest.

The leasing of the Willard Hotel to the Capitol Hotel Company, by which it became one of the chain of hotels controlled by the Du Pont interests, will stand out as the foremost rental deal of the year. Another notable deal was the leasing of the northwest corner of 12th and F streets to a chain of 5 to 50 cent stores, to take effect five years from last May.

A number of apartment and office buildings were completed by the contractors.

**Hadleigh Goes Up.**

The Hadleigh apartment hotel, at 16th and V streets, was a notable addition to the capital's list of hostelry.

The new building, which was completed in the summer and reoccupied in the fall, is the largest addition to the city's hotel accommodations.

Both the Hadleigh and Chastleton buildings suffered from long delays incident to the building crisis. A block from the Chastleton, at 16th and S streets, the Ambassador apartment reared itself "overnight."

This building was tenanted before the carpenters and painters had collected their tools and departed. The Machinists' Union building, at 9th and K streets northwest, was finished early in the year at a cost of \$200,000.

Harry Wardman completed a number of large apartment buildings, principal among them being the two at Connecticut avenue and Woodley road. The building on the northwest corner of 16th and S streets, cost \$700,000. That on the southeast corner cost about \$150,000. Other Wardman apartments were erected at Connecticut avenue and Garfield street at a cost of \$285,000; at 28th street and Cathedral avenue, cost, \$150,000; 2,000 California street, cost, \$300,000; and at 21st and N streets, at a cost of \$130,000.

Several builders broke ground for new structures and proceeded in the construction work. The new home for the Racquet Club, at 1254 16th street northwest, to cost \$500,000, has been under construction for several months, in which time much progress has been recorded. The Theater Building Corporation proceeded with the razing of the historic Lyceum Theater building, which was damaged by fire, and in its place they have nearly completed what is reputed to be the second largest theater building in the city, seating 2,000. One of the most imposing residence buildings completed is the legation building, at 16th street and Henderson.

**President Buys Home.**

Home builders centered their efforts in the northwest section of the city, from Rock Creek Park to the Soldiers' Home grounds. The streets crossing 16th and 14th streets and George avenue, above Park road, have been changed from unpaved thoroughfares to avenues through thriving communities, with long rows of houses, many detached, lining each side.

Outstanding among sales in the dwelling field was the purchase by the President and Mrs. Wilson of the handsome home of Henry P. Fairbanks, at 2340 S street northwest.

The property has a frontage of 127.6 feet on P street, 69.6 feet on 20th street and 116.6 feet on Massachusetts avenue. The house is constructed of brick and is four stories in height. The building contains many large rooms, including a spacious reception hall on the main floor, flanked by numerous living and dining rooms.

A large double staircase leads from the first floor to the second and thence to the upper stories. The woodwork is of solid hardwood construction. An elevator is provided. The luxurious furnishings of the old house were recently sold at auction.

The residence was once the home of James G. Blaine. George Westinghouse, Jr., of Pittsburgh, later bought the property. During the recent war the house was used as the home of the Officers' Club.

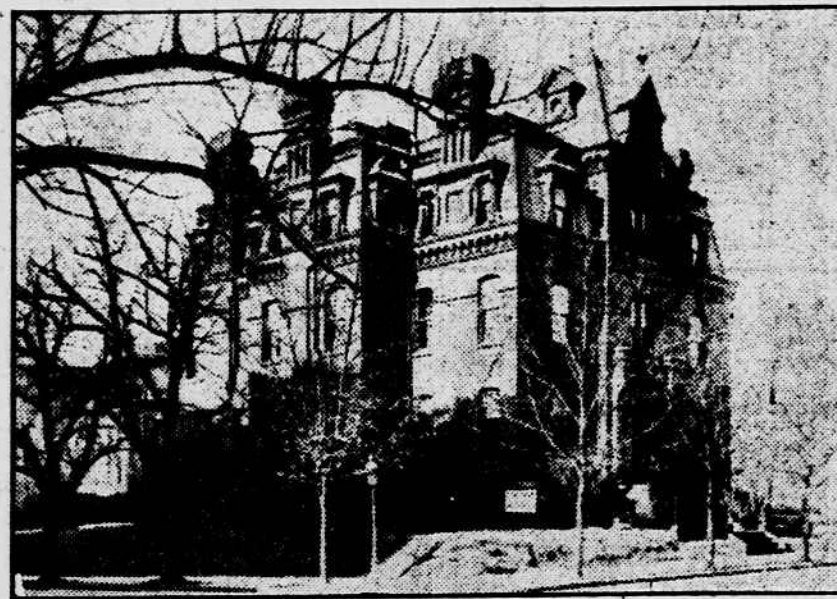
**BACK WAY FOR CHILDREN.**

Tenants of apartments in a building in Cincinnati, Ohio, recently were notified that their children, like bundles, must be brought in the rear entrance, or suffer rent increases. The children damage the front entrance, the owners asserted.

**EXPECT BUSINESS REVIVAL.**

A questionnaire sent leaders in business, commercial, banking and educational circles by the Review of Economics, discloses that a widespread revival of business in all lines of industry is expected in 1921.

## PURCHASES WESTINGHOUSE MANSION.



The old residence property at 20th street and Massachusetts avenue northwest, facing Dupont Circle, formerly the home of James G. Blaine and later of George Westinghouse, Jr., of Pittsburgh, has been sold by Gladys O. Mitchell of Massachusetts to Henry B. Spencer of this city. It is understood the consideration was \$500,000.

## WESTINGHOUSE MANSION AT DUPONT CIRCLE SOLD

Former Home of Blaine Brings \$500,000 From Henry B. Spencer.

The old Westinghouse mansion, facing Dupont circle, at 20th street and Massachusetts avenue, has been sold by Gladys O. Mitchell of Arlington, Mass., to Henry B. Spencer of this city. The transaction was negotiated through the office of Randall H. Hagner & Company. The consideration is said to have been \$500,000.

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**SENDS HOLIDAY MESSAGE.** Former National Realty Head Gives Good Wishes to Association.

Alexander S. Taylor, of Cleveland, O., ex-president of the National Association of Real Estate Boards, has sent a message of good-will to local realtors in a letter received by John L. Weaver. The greeting is as follows:

"At this joyous holiday season my thoughts go out to my friends; to wish them prosperity in their undertakings, wisdom for the work, peace for their pathway, friends for the fireside and strength to the last."

**SHORT DOWNWARD TREND.** Economists who have studied the building situation declare that there is little reason to believe that the downward price movement will long continue.

## HADLEIGH HOTEL HAS BEEN FINISHED

Occupies Entire Block, Has 792 Apartments and Rooms. Accommodates 1,000.

Final details of construction on the new Hadleigh Hotel building, at 16th and V streets, were completed this week. The equipment for this building incorporates virtually every modern convenience known to apartment builders, including servitor service, kitchenette receiving cabinets and disappearing beds in the light housekeeping apartments.

The Hadleigh occupies an entire block on 16th street, between V and W streets. It contains 792 apartments and guest rooms, with accommodations for more than 1,000 persons. Has New Servitor Service.

Every guest room and apartment is equipped with the new servitor service, invisibly installed in the mahogany door. This service is provided in the newer hotels of New York and other cities. This device operates with little effort on the part of guests. If clothes that need pressing are placed in the servitor in the evening, they will be found ready to wear in the morning. All that is necessary is for the guest to inform the valet that the clothes are in the servitor.

This service is designed to eliminate the custom of tipping. Tenants may have their clothes pressed, their shoes polished, laundry, mail and newspapers delivered to their rooms without the annoyance of answering a bell or giving a tip.

A similar service for the servitor arrangement is the receiving cabinet in every kitchenette. This furnishes a kitchen service for the delivery of groceries and other packages to the housekeeping apartments. Another modern feature of the hotel are the disappearing beds, built in each living room of the light housekeeping apartments. The beds are concealed in a dressing closet when not in use.

**No Servants Are Necessary.** Each apartment of this type is laid out so that the servant problem might be eliminated. It is practically unnecessary for any one living in the building to leave the premises to do routine shopping. In the basement are a delicatessen and grocery store, drug store, barber shop, valet service, hairdressing and manicuring parlor and gentlemen's haberdashery shop. Doctors' offices and dining room are on the main floor.

Among social activities arranged by the management for the entertainment of the guests are Sunday afternoon musicals and dances at regular intervals. The hotel is owned and operated by Miss M. E. Fritz, who also operates hotels in Boston and New York.

**PHILADELPHIA IS ZONING.** Probably noting the work of the zoning commission in Washington, Philadelphia has revived its zoning commission, appointed in 1916, and shortly will undertake the task of regulating the location, size and height of all buildings proposed for that city.

**DRIVE FOR BUILDING.** In the belief that business and industry of all kinds depend to a large extent for success on a resumption of building activity throughout the country, a group of business men in St. Paul, Minn., are launching a campaign for more construction.

**NEW BRAND OF MONEY.** In the south, for instance, lumber is costing approximately \$37 a thousand feet to produce, lumber men declare. In 1914 the cost of production was \$14.50 a thousand feet, a difference in cost of \$22.50 a thousand feet. In other words, cost of production in the south is now about 155 per cent more than what it was in 1914.

It is pointed out that prices of many articles enter into the cost of operating a sawmill. These include food for logging and mill crews, tools, nails, heavy logging and loading machines, locomotives, cars, horses, mules, tractors, oil and many other items. All are necessary in the complex operation of turning timber into lumber, and each helps to increase or decrease the cost of operation as their prices fluctuate.

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## REALTY OFFICES MERGED.

Charles B. Caywood President of New Corporation.

Consolidation of the real estate offices of A. S. Caywood and Caywood & Garrett will be effected today. The corporation of Caywood Bros. & Garrett, Inc., has been formed and offices have been established at 915 New York avenue northwest.

Charles B. Caywood has been made president of the new corporation. Other officers are Arthur S. Caywood, vice president, and John P. Garrett, secretary and treasurer.

Both of these concerns have long been identified with real estate activity in Washington. In 1873 Aaron S. Caywood founded his business and conducted it until the time of his death, in 1918, when his widow, Aurilla S. Caywood, took over his interests. In 1888 Charles B. Caywood and John P. Garrett formed the partnership of Caywood & Garrett and have since been engaged in the real estate business here.

**CUT RATES IN EFFECT.** Reduction of \$1 Month at Government Dormitories.

A reduction of \$1 a month in the rate charged government employees at the dormitories on Union station plaza will take effect today. The reduction was announced several weeks ago by President Robert Watson of the United States Housing Corporation.

A statement sent the guests read as follows: "Agreeably with the assurance conveyed that if changing conditions effected a reduction in cost of operation of the government hotels, the United States Housing Corporation would be pleased to reconsider the rates in force, the corporation is gratified to be able to announce that, due to economies which have been inaugurated, as well as the declining prices of certain commodities, it appears practicable to effect a reduction in the monthly guest rate of \$1 a month."

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## LUMBER PRODUCING SHOWS DECREASE

Shipments and Orders Light Because of Lack of Retail Demand.

Lumber production is 60 per cent of normal, according to a statement issued by the National Lumber Manufacturers' Association. It is pointed out that the holiday season is invariably dull, due to shutdowns of plants for repairs and inventories. Shipments and orders are light because of the seasonal cessation of building and the lack of demand upon retail lumber distributors. It is explained that the present season is abnormally dull, since liquidation is proceeding in all lines and a marked aversion is